
Royal Oak Office Spaces for Lease_Jan 2022

1/7/2022

PREPARED BY:



City of Royal Oak

203 S Troy St
Royal Oak, MI 48067

Todd Fenton

Economic Development Manager
(248) 246-3208 (phone)
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Lease Availability Report

210-212 E 3rd St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1950 |
| RBA: | 24,366 SF |
| Floors: | 2 |
| Typical Floor: | 12,180 SF |

AVAILABILITY

| | |
|------------------|---------------|
| Min Divisible: | 2,096 SF |
| Max Contig: | 2,096 SF |
| Total Available: | 2,096 SF |
| Asking Rent: | \$24.00/+UTIL |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$3.01 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|---------------|-----------|-----------|
| P 2nd | 200 | Office | Direct | 2,096 | 2,096 | 2,096 | \$24.00/+UTIL | Vacant | 3 - 5 Yrs |
| Beanstalk Real Estate Solutions - Krystol Rappuhn (313) 319-0743, Fred Klugman (313) 363-0500 | | | | | | | | | |

LEASING COMPANY

| | |
|-----------|---|
| Company: | Beanstalk Real Estate Solutions |
| Contacts: | Krystol Rappuhn (313) 319-0743, Fred Klugman (313) 363-0500 |

AMENITIES

Signage

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 25 free Surface Spaces are available; Ratio of 1.02/1,000 SF |
| Walk Score ®: | Very Walkable (86) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|---------------------------|----------|-------------------------|----------|
| Mark Ridley Comedy Castle | 8,754 SF | FanCrater, LLC | 2,214 SF |
| Matchrx | 1,650 SF | Pektron, Inc. | 1,302 SF |
| Cal Chemical | 600 SF | Wachler & Associates PC | 600 SF |

BUILDING NOTES

- Ample Close Parking at Royal Oak Farmer

Lease Availability Report

612 E 4th St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1971 |
| RBA: | 5,440 SF |
| Floors: | 1 |
| Typical Floor: | 5,440 SF |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 5,440 SF |
| Max Contig: | 5,440 SF |
| Total Available: | 5,440 SF |
| Asking Rent: | \$23.50/FS |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.18 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|---------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | Off/Ret | Direct | 5,440 | 5,440 | 5,440 | \$23.50/FS | Vacant | Negotiable |

Colliers - Steven Badgero (248) 226-1812, Peter J. Kepic, Jr. (248) 226-1842

• Up to 5,440 SF Available • 19 Free Onsite Parking Spaces • Walkable to Over 50 Restaurants and Bars • Free Municipal Parking • Within Minutes of I-75 / I-696

LEASING COMPANY

| | |
|-----------|---|
| Company: | Colliers |
| Contacts: | Steven Badgero (248) 226-1812, Peter J. Kepic, Jr. (248) 226-1842 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Jun 4, 2008 for \$585,000 (\$107.54/SF) |
|------------|---|

AMENITIES

Air Conditioning, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 20 Surface Spaces are available; Ratio of 3.68/1,000 SF |
| Airport: | 20 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (75) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

612 E 4th St

Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

| | | | |
|-------------------------------|----------|-----------------------|----------|
| Tomkiw Dalton | 5,440 SF | Premier Communication | 1,000 SF |
| Seven Stone Management | 900 SF | Redmond, PLC | 600 SF |
| Advantage Computer Consulting | 450 SF | | |

BUILDING NOTES

Very nice small office building. Perfect for lawyers, CPA, insurance, mortgage or real estate office.

Lease Availability Report

301-303 W 4th St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1929; Renov 2002 |
| RBA: | 63,000 SF |
| Floors: | 4 |
| Typical Floor: | 16,939 SF |

AVAILABILITY

| | |
|------------------|-------------------------|
| Min Divisible: | 280 SF |
| Max Contig: | 5,000 SF |
| Total Available: | 10,835 SF |
| Asking Rent: | \$ \$16.00 - \$26.00/MG |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$1.76 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|--------|--------|--------|----------|------------|-------------|------------|-----------|-----------|
| P LL | LL190 | Office | Direct | 280 | 280 | 280 | \$22.00/MG | Vacant | 5 Yrs |
| Atesian Properties - Ara Atesian (248) 362-2870 | | | | | | | | | |
| P LL | LL 150 | Office | Direct | 5,000 | 5,000 | 5,000 | \$16.00/MG | Vacant | 3 - 5 Yrs |
| Atesian Properties - Ara Atesian (248) 362-2870 | | | | | | | | | |
| P 4th | 450 | Office | Direct | 1,550 | 1,550 | 1,550 | \$24.00/MG | Vacant | 5 Yrs |
| Atesian Properties - Ara Atesian (248) 362-2870 Loft office space with exposed ceilings and hardwood floors | | | | | | | | | |
| P 4th | 400 | Office | Direct | 4,005 | 4,005 | 4,005 | \$26.00/MG | Vacant | 3 - 5 Yrs |
| Atesian Properties - Ara Atesian (248) 362-2870 | | | | | | | | | |

LEASING COMPANY

| | |
|-----------|----------------------------|
| Company: | Atesian Properties |
| Contacts: | Ara Atesian (248) 362-2870 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Mar 15, 2012 for \$2,000,000 (\$31.75/SF) |
|------------|---|

AMENITIES

Bus Line, Commuter Rail

Lease Availability Report

301-303 W 4th St
Royal Oak, MI 48067 - Royal Oak Submarket



TRANSPORTATION

| | |
|------------------|---|
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (86) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|-----------------------|-----------|--|----------|
| RPM | 11,600 SF | The Great Escape Room | 7,500 SF |
| Ozone Music and Sound | 2,000 SF | Law Office Of Patrick G. Gagniuk, P.L.L.C. | 1,500 SF |
| Tricho Salon & Spa | 1,500 SF | About Face Beauty Spa | 1,250 SF |

BUILDING NOTES

301 4th St is a historic building with loft office spaces located in downtown Royal Oak. The building construction includes granite entry with key fab and security doors. The entire building has hardwood floors. This property is located at the corner of Washington Ave and West 4th St in downtown Royal Oak. The property is in close proximity with Royal Oak's downtown restaurants and retail stores.

Lease Availability Report

400-450 W 4th St - Howard & Howard Building

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1991 |
| RBA: | 152,562 SF |
| Floors: | 4 |
| Typical Floor: | 40,006 SF |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 9,629 SF |
| Max Contig: | 42,820 SF |
| Total Available: | 52,449 SF |
| Asking Rent: | \$26.50/MG |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.12 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 3rd | Office | Direct | 9,629 | 9,629 | 9,629 | \$26.50/MG | Vacant | Negotiable |
| CBRE, Inc. - Derick Adams (248) 353-5400 | | | | | | | | |
| P 4th | Office | Direct | 42,820 | 42,820 | 42,820 | \$26.50/MG | Jul 2023 | Negotiable |
| CBRE, Inc. - Derick Adams (248) 353-5400 | | | | | | | | |

LEASING COMPANY

| | |
|-----------|--|
| Company: | CBRE, Inc. |
| Contacts: | Brandon Carnegie (248) 351-2054, Derick Adams (248) 353-5400 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Jun 11, 2008 for \$21,000,000 (\$137.65/SF) |
|------------|---|

AMENITIES

Bus Line, Commuter Rail

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 146 Surface Spaces are available; 300 Covered Spaces are available; Ratio of 2.79/1,000 SF |
| Airport: | 23 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (87) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

400-450 W 4th St - Howard & Howard Building

Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

| | | | |
|--------------------------------|-----------|-----------|-----------|
| Howard & Howard Attorneys PLLC | 90,118 SF | 3D Excite | 38,410 SF |
| NFP | 19,624 SF | | |

BUILDING NOTES

Prominent central Royal Oak address. Class A office space with downtown walkability. Close proximity to restaurants, shopping and entertainment. Parking garage adjacent to building connected by a covered walk way to the building. Potential building signage available.

Lease Availability Report

333 W 7th St - The Lafayette Building

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1925; Renov 1998 |
| RBA: | 42,000 SF |
| Floors: | 3 |
| Typical Floor: | 14,000 SF |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,245 SF |
| Max Contig: | 3,450 SF |
| Total Available: | 6,395 SF |
| Asking Rent: | \$24.00 - \$26.00 |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$1.70 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|---------------|-----------|-----------|
| P 1st | 110 | Office | Direct | 1,245 | 1,245 | 1,245 | \$24.00/+ELEC | Vacant | 2 - 5 Yrs |
| Atesian Properties - Ara Atesian (248) 362-2870 | | | | | | | | | |
| P 1st | 170 | Office | Direct | 1,700 | 1,700 | 1,700 | \$24.00/MG | Vacant | 3 - 5 Yrs |
| Atesian Properties - Ara Atesian (248) 362-2870 | | | | | | | | | |
| P 2nd | 280 | Office | Direct | 3,450 | 3,450 | 3,450 | \$26.00/MG | Vacant | 2 - 5 Yrs |
| Atesian Properties - Ara Atesian (248) 362-2870 | | | | | | | | | |

LEASING COMPANY

| | |
|-----------|----------------------------|
| Company: | Atesian Properties |
| Contacts: | Ara Atesian (248) 362-2870 |

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 50 Surface Spaces are available; Ratio of 1.19/1,000 SF |
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (87) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|----------------------|----------|----------------------|----------|
| Ambassador Software | 3,350 SF | Bidwell Tovarez | 3,000 SF |
| The Liedel Law Group | 2,450 SF | The Reizen Law Group | 2,000 SF |
| Hulu | 1,200 SF | CarGurus | 1,100 SF |

Lease Availability Report

333 W 7th St - The Lafayette Building

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

The Lafayette Building is a historic building built in 1925 located in downtown Royal Oak. The entire building has been remodeled including granite and hardwood flooring. All suites have forced heating and air conditioning. Updated historic office building in a great location. Professionally managed and maintained. Parking structure located one block from building. Located on the corner of Seventh and Lafayette. Calm surroundings with all the benefits of being downtown.

Lease Availability Report

512 E 11 Mile Rd - Stefani Bldg

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|--------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Tenancy: | Multiple |
| Year Built: | 2004 |
| GLA: | 6,000 SF |
| Floors: | 3 |
| Typical Floor: | 2,000 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 2,000 SF |
| Max Contig: | 2,000 SF |
| Total Available: | 2,000 SF |
| Asking Rent: | \$29.00/MG |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.93 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 2nd | 200 | Office | Direct | 2,000 | 2,000 | 2,000 | \$29.00/MG | 30 Days | Negotiable |

Cushman & Wakefield - Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106, Mike Sabatini (248) 358-6120

LEASING COMPANY

| | |
|-----------|----------------------------|
| Company: | Berridge & Morrison |
| Contacts: | Bob Sheldon (248) 543-7960 |

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 19,211 on E 11 Mile Rd & Mason Ct (2020) |
| | 20,543 on E 11 Mile Rd & Potter Ave (2018) |
| Frontage: | 86' on 11 Mile Rd |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|---|
| Airport: | 20 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (79) |
| Transit Score ®: | Minimal Transit (0) |

BUILDING NOTES

Brand new high profile three-story building. Two blocks from downtown Royal Oak. One mile to Woodward or I-75. Design floor plan to your needs. Limited buildout allowance available. Separate Utilities. Windows on three sides. Meets handicap codes. Great signage. On-site parking.

Lease Availability Report

512 E 11 Mile Rd - Stefani Bldg

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

Great for professional or general office destination retail. Five year lease. \$2500 per month NNN plus 3% Annual Escalations. NNN's estimated to be \$500.00 per month.

Lease Availability Report

606-618 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 2007 |
| RBA: | 7,800 SF |
| Floors: | 2 |
| Typical Floor: | 3,900 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 1,190 SF |
| Max Contig: | 2,497 SF |
| Total Available: | 2,497 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$0.56 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | A | Office | Direct | 1,307 | 2,497 | 2,497 | Withheld | Vacant | Negotiable |
| Cushman & Wakefield - Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106, Mike Sabatini (248) 358-6120 | | | | | | | | | |
| P 1st | B | Office | Direct | 1,190 | 2,497 | 2,497 | Withheld | Vacant | Negotiable |
| Cushman & Wakefield - Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106, Mike Sabatini (248) 358-6120 | | | | | | | | | |

LEASING COMPANY

| | |
|-----------|--|
| Company: | Cushman & Wakefield |
| Contacts: | Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106, Mike Sabatini (248) 358-6120 |

AMENITIES

Air Conditioning, Bus Line, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 18 Surface Spaces are available; Ratio of 2.30/1,000 SF |
| Airport: | 21 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (75) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|---------------------------------|----------|--|--------|
| Transcendence Behavioral Health | 2,497 SF | Hilltop Wealth Solutions-Ameriprise Financial Serv | 600 SF |
|---------------------------------|----------|--|--------|

Lease Availability Report

606-618 E 11 Mile Rd
Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

Brand new two story brick mixed use building in downtown Royal Oak. Office or Retail Uses Acceptable.

Lease Availability Report

627 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1987; Renov 1997 |
| RBA: | 7,284 SF |
| Floors: | 1 |
| Typical Floor: | 7,284 SF |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 4,538 SF |
| Max Contig: | 4,538 SF |
| Total Available: | 4,538 SF |
| Asking Rent: | \$18.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$3.07 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|---------|--------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | 110 | Off/Med | Direct | 4,538 | 4,538 | 4,538 | \$18.00/NNN | Vacant | Negotiable |

Elias Herish - Elias Herish (586) 999-9286

Turn Key Medical Office with Frontage on E 11 Mile Road (24K VPD) Adequate Parking (Front & Back). Close Proximity to Downtown, The Zoo, Beaumont, City Hall, Highways, Community Colleges, and The Airport. Triple (NNN) Net Lease comes equipped with Furniture, Computers, Desks, TV's, Conference Tables, Traction Tables. Tenant Responsible for Base Rent + Prorata Share of Monthly expenses.

LEASING COMPANY

| | |
|-----------|-----------------------------|
| Company: | Elias Herish |
| Contacts: | Elias Herish (586) 999-9286 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Sep 6, 2012 for \$700,000 (\$96.10/SF) |
|------------|--|

AMENITIES

Central Heating, Drop Ceiling

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 27 free Surface Spaces are available; Ratio of 3.13/1,000 SF |
| Airport: | 20 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (75) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

1026 W 11 Mile Rd - Build to Suit

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class A Office |
| Tenancy: | Multiple |
| Year Built: | Proposed |
| RBA: | 24,500 SF |
| Floors: | 2 |
| Typical Floor: | 12,250 SF |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 12,250 SF |
| Max Contig: | 24,500 SF |
| Total Available: | 24,500 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$1.25 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|---------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | Off/Med | Direct | 12,250 | 12,250 | 24,500 | Withheld | 120 Days | Negotiable |
| L. Mason Capitani, Inc. - Aaron Smith (248) 637-3515, Mason L. Capitani (248) 637-7795 X306 | | | | | | | | |
| Rare "build to suit" opportunity near Downtown Royal Oak. Expansive parking available. Office & medical use possible. High visibility signage available. Short drive from Beaumont Hospital Royal Oak. Location provides quick access to I-696 and I-75. | | | | | | | | |
| P 2nd | Off/Med | Direct | 12,250 | 12,250 | 24,500 | Withheld | 120 Days | Negotiable |
| L. Mason Capitani, Inc. - Aaron Smith (248) 637-3515, Mason L. Capitani (248) 637-7795 X306 | | | | | | | | |

LEASING COMPANY

| | |
|-----------|---|
| Company: | L. Mason Capitani, Inc. |
| Contacts: | Aaron Smith (248) 637-3515, Mason L. Capitani (248) 637-7795 X306 |

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 122 Surface Spaces are available; Ratio of 4.97/1,000 SF |
| Airport: | 23 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (76) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

1710 E 12 Mile Rd - Former PNC Bank

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Retail |
| Subtype: | Bank |
| Tenancy: | Multiple |
| Year Built: | 1986; Renov 2016 |
| GLA: | 2,585 SF |
| Floors: | 1 |
| Typical Floor: | 2,585 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 145 SF |
| Max Contig: | 220 SF |
| Total Available: | 1,290 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|----------------------|
| Taxes: | \$5.27 (2020) |
|--------|----------------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|--------|----------|------------|-------------|----------|-----------|-----------|
| P 1st | 104 | Office | Direct | 185 | 185 | 185 | Withheld | Vacant | 1 - 5 Yrs |
| <i>Elite Living - Billings Place - Michael Nadolski (248) 444-0624</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service | | | | | | | | | |
| P 1st | 102 | Office | Direct | 195 | 195 | 195 | Withheld | Vacant | 1 - 5 Yrs |
| <i>Elite Living - Billings Place - Michael Nadolski (248) 444-0624</i> Royal Oak's 1710 Executive Office Center is perfect for an executive office. Offices range in size from 145 sq ft to 220 sq ft. Located steps from I-75 and 2 miles from I-696, our office center is located in a convenient location. With a remodeled interior, this center is perfect for hosting a client meeting in the conference room, heating up lunch in the kitchenette, or having a patient wait in the waiting areas before they enter your office suite. AS LOW AS 495 \$ A MONTH All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service | | | | | | | | | |
| P 1st | 103 | Office | Direct | 190 | 190 | 190 | Withheld | Vacant | 1 - 5 Yrs |
| <i>Elite Living - Billings Place - Michael Nadolski (248) 444-0624</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service | | | | | | | | | |
| P 1st | 101 | Office | Direct | 220 | 220 | 220 | Withheld | Vacant | 1 - 5 Yrs |
| <i>Elite Living - Billings Place - Michael Nadolski (248) 444-0624</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service | | | | | | | | | |

Lease Availability Report

1710 E 12 Mile Rd - Former PNC Bank

Royal Oak, MI 48073 - Royal Oak Submarket



SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|----------|-----------|-----------|
| P 1st | 107 | Office | Direct | 145 | 145 | 145 | Withheld | Vacant | 1 - 5 Yrs |
| <i>Elite Living - Billings Place - Michael Nadolski (248) 444-0624</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service | | | | | | | | | |
| P 1st | 106 | Office | Direct | 175 | 175 | 175 | Withheld | Vacant | 1 - 5 Yrs |
| <i>Elite Living - Billings Place - Michael Nadolski (248) 444-0624</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service | | | | | | | | | |
| P 1st | 105 | Office | Direct | 180 | 180 | 180 | Withheld | Vacant | 1 - 5 Yrs |
| <i>Elite Living - Billings Place - Michael Nadolski (248) 444-0624</i> Private suites range in sizes from 145 sq ft to 220 sq ft. Located steps from I-75 and just 2 miles from I-696, the 1710 Office Center is in an extremely convenient and accessible location. AS LOW AS 495 \$ A MONTH With a remodeled interior, the 1710 Office Center is perfect for hosting meetings in the conference room, heating up lunch in the kitchenette, or having a client wait in the public seating areas before entering your private suite. All Utilities are included Highspeed Wifi Weekly Janitorial Services Snow Removal Service Maintenance Service | | | | | | | | | |

LEASING COMPANY

| | |
|-----------|---------------------------------|
| Company: | LPN Properties, LLC |
| Contacts: | Kevin M. Travers (248) 330-1827 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Mar 29, 2017 for \$490,000 (\$189.56/SF) |
|------------|--|

AMENITIES

24 Hour Access, Air Conditioning, Conferencing Facility, Corner Lot

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 22,800 on E 12 Mile Rd & Spoon Ave (2018) |
| | 38,949 on W 12 Mile Rd & Stephenson Hwy (2018) |
| Frontage: | 240' on 12 Mile Rd |
| | 154' on Campbell Rd |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 27 free Surface Spaces are available; Ratio of 10.00/1,000 SF |
| Airport: | 20 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (70) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

1710 E 12 Mile Rd - Former PNC Bank

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING NOTES

For sale: Former PNC Branch in Royal Oak 3 lane drive-thru and drive-up ATM 2,585± SF situated on .72± acres All brick construction with frontage and visibility on 12 Mile Road & Campbell Road 37 private, on-site parking spaces Curb cut into site from 12 Mile and Campbell Road Zoned G-1, General Industrial

Lease Availability Report

2140 E 12 Mile Rd - Outlot B

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------|
| Type: | Retail |
| Subtype: | Storefront |
| Tenancy: | Multiple |
| Year Built: | 2018 |
| GLA: | 9,000 SF |
| Floors: | 1 |
| Typical Floor: | 9,000 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 3,650 SF |
| Max Contig: | 3,650 SF |
| Total Available: | 3,650 SF |
| Asking Rent: | \$30.00/NNN |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|---------|--------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | Off/Med | Sublet | 3,650 | 3,650 | 3,650 | \$30.00/NNN | Vacant | Negotiable |

CBRE, Inc. - Dave P. Long (248) 351-2051

LEASING COMPANY

| | |
|-----------|---------------------------------|
| Company: | Keystone Commercial Real Estate |
| Contacts: | Greg Newman (248) 406-7113 X103 |

AMENITIES

Corner Lot, Drive Thru, Pylon Sign, Signage

KEY TENANTS

| | | | |
|----------------------|----------|-------------|----------|
| Petrous Orthodontics | 2,600 SF | Great Clips | 1,800 SF |
| Petrous Orthodontics | 1,630 SF | | |

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 38,949 on W 12 Mile Rd & Stephenson Hwy (2018) |
| | 21,389 on Stephenson Hwy & W 12 Mile Rd (2018) |
| Frontage: | 244' on E. 12 Mile Rd |
| | 241' on N. Edgeworth Ave |

Made with TrafficMetrix® Products

Lease Availability Report

2140 E 12 Mile Rd - Outlot B

Royal Oak, MI 48067 - Royal Oak Submarket



TRANSPORTATION

Walk Score ®: Somewhat Walkable (68)

Transit Score ®: Minimal Transit (0)

BUILDING NOTES

. New Retail Development, Q4 2016 Delivery . Join New Kroger Marketplace (Kroger's Newest and Largest Footprint) Development Consisting of a GLA of 140,094 Sq. Ft. . Located at the SW Corner of 12 Mile and Stephenson Hwy . 2,130 Sq. Ft. Endcap Available . Close Proximity to I-75 and I-696 . Excellent Opportunity for Retail, Office or Medical Use

Lease Availability Report

215 S Center St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1956 |
| RBA: | 18,795 SF |
| Floors: | 3 |
| Typical Floor: | 6,132 SF |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 4,108 SF |
| Max Contig: | 4,900 SF |
| Total Available: | 9,008 SF |
| Asking Rent: | \$23.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.00 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|--------|--------|----------|------------|-------------|-------------|-----------|------------|
| P LL | Office | Direct | 4,108 | 4,108 | 4,108 | \$23.00/NNN | Vacant | Negotiable |
| Newmark - JP Champine (248) 350-9500, David Giltner (248) 350-9500 | | | | | | | | |
| E 3rd | Office | Direct | 4,900 | 4,900 | 4,900 | \$23.00/NNN | Vacant | Negotiable |
| Newmark - JP Champine (248) 350-9500, David Giltner (248) 350-9500 | | | | | | | | |

LEASING COMPANY

| | |
|-----------|--|
| Company: | Newmark |
| Contacts: | JP Champine (248) 350-9500, David Giltner (248) 350-9500 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Dec 17, 2004 for \$4,000,000 (\$212.82/SF) |
|------------|--|

AMENITIES

Property Manager on Site, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 15 Surface Spaces are available; Ratio of 1.25/1,000 SF |
| Airport: | 23 minute drive to Detroit City Airport |
| Walk Score ®: | Walker's Paradise (90) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

215 S Center St
Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

| | |
|-----------------|----------|
| Factory Detroit | 4,500 SF |
|-----------------|----------|

BUILDING NOTES

Building is located on Center St and 3rd St, just 50 yards from Main St. Building has onsite parking and First floor has windows on 4 sides

Lease Availability Report

422 W Eleven Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Single |
| Year Built: | 1955 |
| RBA: | 2,304 SF |
| Floors: | 3 |
| Typical Floor: | 768 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 1,152 SF |
| Max Contig: | 2,304 SF |
| Total Available: | 2,304 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.61 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | Office | Direct | 1,152 | 1,152 | 2,304 | Withheld | Vacant | Negotiable |
| <i>Lern Equities - Rick Van House (734) 216-4213</i> Unique Two-Story Stand Alone Owner/User Opportunity in the Heart of Royal Oak. Predominate Signage Along 11 Mile with a traffic count of +/-20,000 cars per day. Total Square Footage including lower level is 2,304 square feet. Within walking distance of Downtown Royal Oak. Free City Parking located within feet of the building entrance. | | | | | | | | |
| P 2nd | Office | Direct | 1,152 | 1,152 | 2,304 | Withheld | Vacant | Negotiable |
| <i>Lern Equities - Rick Van House (734) 216-4213</i> Unique Two-Story Stand Alone Owner/User Opportunity in the Heart of Royal Oak. Predominate Signage Along 11 Mile with a traffic count of +/-20,000 cars per day. Total Square Footage including lower level is 2,304 square feet. Within walking distance of Downtown Royal Oak. Free City Parking located within feet of the building entrance. | | | | | | | | |

LEASING COMPANY

| | |
|-----------|----------------------------|
| Company: | Newmark |
| Contacts: | Mike Valant (248) 357-6568 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Jun 13, 2008 for \$250,000 (\$108.51/SF) |
|------------|--|

TRANSPORTATION

| | |
|------------------|--|
| Parking: | Surface Spaces @ \$0.00/mo; Ratio of 0.00/1,000 SF |
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (84) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

422 W Eleven Mile Rd
Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

| | |
|------------------|----------|
| Know Advertising | 1,500 SF |
|------------------|----------|

BUILDING NOTES

Building includes 1000 square feet of basement space along with 1000 square feet on both the first and second floors. Great opportunity for living/ professional office user. Live on the 2nd floor and work on the 1st. Ideal for single tenant. Landlord to make necessary improvements.

Lease Availability Report

1026 W Eleven Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1950; Renov 2007 |
| RBA: | 11,175 SF |
| Floors: | 2 |
| Typical Floor: | 5,588 SF |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 3,195 SF |
| Max Contig: | 3,195 SF |
| Total Available: | 3,195 SF |
| Asking Rent: | \$23.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.31 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|---------|--------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | B | Off/Med | Direct | 3,195 | 3,195 | 3,195 | \$23.00/NNN | Vacant | Negotiable |

L. Mason Capitani, Inc. - Aaron Smith (248) 637-3515, Mason L. Capitani (248) 637-7795 X306

Move-in ready medical office. Prime location a few blocks from Downtown Royal Oak. Features include expansive parking, direct suite entry, dedicated HVAC and high visibility signage.

LEASING COMPANY

| | |
|-----------|---|
| Company: | L. Mason Capitani, Inc. |
| Contacts: | Mason L. Capitani (248) 637-7795 X306, Aaron Smith (248) 637-3515 |

SALE

| | |
|------------|----------------------|
| Last Sale: | Sold on Nov 20, 2019 |
|------------|----------------------|

AMENITIES

24 Hour Access, Air Conditioning, Bio-Tech/ Lab Space, Bus Line, Central Heating, Controlled Access, High Ceilings, Kitchen, Monument Signage, Natural Light, Partitioned Offices, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 37 Surface Spaces are available; Ratio of 3.31/1,000 SF |
| Airport: | 23 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (76) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

1026 W Eleven Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

| | | | |
|------------------------------|----------|----------------|----------|
| Brentwood Real Estate, L.L.C | 2,885 SF | I M Pediatrics | 1,200 SF |
| Relationship Counseling Ctr | 300 SF | | |

BUILDING NOTES

*Available for Lease or Sale, perfect owner user setting with income stream. *Current law office suite available with six (6) private offices, admin area and impressive conference room with fireplace. *Great street presence and abundant parking. *Negotiable rate and terms.

Lease Availability Report

115-203 E Hudson Ave - Proposed Redevelopment Site

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Class B Flex |
| Tenancy: | Multiple |
| Year Built: | 1978 |
| RBA: | 16,000 SF |
| Floors: | 1 |
| Typical Floor: | 16,000 SF |
| Ceiling Ht: | 16' |

AVAILABILITY

| | |
|------------------|------------------|
| Min Divisible: | 4,000 SF |
| Max Contig: | 16,000 SF |
| Total Available: | 16,000 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|----------------------|
| Taxes: | \$1.17 (2020) |
|--------|----------------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------------|------------|-------------|----------|-----------|------------|
| P 1st | Office | Direct | 4,000 - 16,000 | 16,000 | 16,000 | Withheld | 30 Days | Negotiable |

JLL - Robert Mihelich (248) 581-3366, Jennifer Lech (248) 581-3383

Adaptive Reuse Office/Industrial Opportunity Up to 16,000 SF high-image loft style or professional office space to tenant specs 1.01 acre site / mixed-use zoning — Building signage available — 55 free surface spaces with additional non-metered street parking — High exposed ceilings 16 ft. clear Outdoor patio opportunities — Building can be delivered approximately 6 months after lease execution — Great opportunity for marketing, advertising, tech firms, etc. — The office buildings surrounding this redevelopment are a testament of this product demand — Within walking distance to downtown Royal Oak amenities — One of the largest blocks of existing office space in Royal Oak — Convenient access to I-696 & I-75 Take a tour of the JLL offices across the street to see an example of the end product type delivery

LEASING COMPANY

| | |
|-----------|--|
| Company: | JLL |
| Contacts: | Robert Mihelich (248) 581-3366, Jennifer Lech (248) 581-3383 |

LOADING

| | | | |
|--------------|-------------|------------|---------------------------|
| Docks: | None | Drive Ins: | 5 tot./12'w x 14'h |
| Cross Docks: | None | Cranes: | None |
| Rail Spots: | None | | |

POWER & UTILITIES

| | |
|------------|---------------------------------------|
| Utilities: | Heating - Gas, Lighting - Fluorescent |
|------------|---------------------------------------|

FEATURES

Signage

Lease Availability Report

115-203 E Hudson Ave - Proposed Redevelopment Site



Royal Oak, MI 48067 - Royal Oak Submarket

LAND

| | |
|------------|---------------|
| Land Area: | 1.01 AC |
| Zoning: | Light Ind |
| Parcel | 25-22-301-006 |

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 54 Surface Spaces are available; Ratio of 3.38/1,000 SF |
| Airport: | 21 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (89) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|------------------------------|----------|-------------------------|----------|
| Peggy Jo Studio LLC | 4,035 SF | CrossFit | 4,000 SF |
| United Mobile Power Wash Inc | 4,000 SF | Avalon Construction LLC | 500 SF |

BUILDING NOTES

Highly desired Royal Oak Location. Near I-696. 16' Clear.

Lease Availability Report

505 S Lafayette Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1966 |
| RBA: | 4,000 SF |
| Floors: | 1 |
| Typical Floor: | 4,000 SF |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 4,000 SF |
| Max Contig: | 4,000 SF |
| Total Available: | 4,000 SF |
| Asking Rent: | \$25.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$4.33 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|-------------|-----------|------------|
| E 1st | Office | Direct | 4,000 | 4,000 | 4,000 | \$25.00/NNN | Vacant | Negotiable |

Landmark Commercial RE Services - Anthony Vitale (248) 488-2620, Louis J. Ciotti (248) 488-2620 X110, Scott Sonenberg (248) 488-2620 X125

505 South Lafayette Avenue boasts a premiere Downtown Royal Oak location in close proximity to many dining, retail, and entertainment establishments. The property benefits from onsite parking as well as the South Lafayette parking garage located directly across the street in the heart of southeast Michigan's most walkable community. Royal Oak is Metro Detroit's most central location, minutes from I-696, I-75 and M-1 (Woodward Avenue). Please contact us to discuss your specific requirements. NNN EXPENSE: \$5.00/SF AVAILABLE SPACE: 4,000 SF (Potential for Expansion)

LEASING COMPANY

| | |
|-----------|---|
| Company: | Landmark Commercial RE Services |
| Contacts: | Anthony Vitale (248) 488-2620, Louis J. Ciotti (248) 488-2620 X110, Scott Sonenberg (248) 488-2620 X125 |

SALE

| | |
|------------|----------------------|
| Last Sale: | Sold on Mar 20, 2019 |
|------------|----------------------|

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 6 free Surface Spaces are available; Ratio of 1.79/1,000 SF |
| Airport: | 23 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (86) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

360 N Main St - Main North

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------------|
| Type: | Class B Office Co... |
| Tenancy: | Multiple |
| Year Built: | 2006 |
| RBA: | 57,844 SF |
| Floors: | 4 |
| Typical Floor: | 28,500 SF |
| Core Factor: | 14% |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 3,000 SF |
| Max Contig: | 3,062 SF |
| Total Available: | 6,062 SF |
| Asking Rent: | \$29.50/MG |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$1.22 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|---------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | Off/Med | Direct | 3,062 | 3,062 | 3,062 | \$29.50/MG | 30 Days | Negotiable |
| Cushman & Wakefield - Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106 | | | | | | | | |

LEASING COMPANY

| | |
|-----------|--|
| Company: | Cushman & Wakefield |
| Contacts: | Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106 |

SALE

| | |
|------------|--|
| Last Sale: | Portfolio of 2 Properties in Royal Oak, MI Sold on May 17, 2013 for \$4,700,000 (\$73.46/SF) |
|------------|--|

AMENITIES

Property Manager on Site, Restaurant

TRANSPORTATION

| | |
|------------------|---|
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Walker's Paradise (92) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|---------------------------|----------|-----------------------------------|----------|
| Women First Ob/Gyn Center | 8,952 SF | Sparks Exhibits Environments Corp | 7,000 SF |
| CareerBuilder | 3,804 SF | Hulu | 3,794 SF |
| Airfoil | 3,000 SF | City Tavern | 3,000 SF |

Lease Availability Report

360 N Main St - Main North

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

This property represents the office space at 360 N Main St. Most prominent development in Royal Oak. Opened late 2006. Mixed use center with restaurants and the like on ground floor. Residential above. Entire 4th floor offers office space. Conveniently walk to downtown. Highly finished and youthful. On-site parking garage. Building offers 27,517 sq. ft. of office space and 30,327 sq. ft. of retail space, for a total of 57,844sf.

Lease Availability Report

400 N Main St - Hyatt Place Detroit / Royal Oak

Royal Oak, MI 48067 - Auburn Hills/Madison Heights Submarket



BUILDING

| | |
|----------------|-----------|
| Type: | Hotel |
| Year Built: | 2018 |
| Rooms: | 123 |
| GBA: | 97,500 SF |
| Floors: | 5 |
| Typical Floor: | 14,655 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 100 SF |
| Max Contig: | 5,000 SF |
| Total Available: | 9,624 SF |
| Asking Rent: | Withheld |

EXPENSES PER ROOM

| | |
|--------|-------------------|
| Taxes: | \$7,751.12 (2020) |
|--------|-------------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|----------|-------------|------------|-------------|----------|-----------|------|
| P 2nd | Office | Coworkin | 100 - 5,000 | 5,000 | 5,000 | Withheld | TBD | |

Regus - Eric Fletcher (972) 764-8882

Main Street offers a creative working environment in the vibrant Royal Oak community. Spark innovation and collaboration with flexible office and coworking space designed to fit any growing business. Discover new opportunities to connect with like-minded professionals over a tasty cup of coffee or healthy lunch.

LEASING COMPANY

Company: CG Emerson Real Estate Group

Contacts: Greg Cooksey (248) 770-5533

AMENITIES

Business Center, Fitness Center, Meeting Event Space, Pool, Restaurant, Shuttle Service

TRANSPORTATION

Parking: 144 Surface Spaces are available; 1.2 per Room

Airport: 22 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (90)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

| | | | |
|-------------|-----------|-------|-----------|
| Hyatt Place | 92,876 SF | Regus | 19,500 SF |
|-------------|-----------|-------|-----------|

Lease Availability Report

616 N Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class C Office |
| Tenancy: | Single |
| Year Built: | 1952; Renov 2013 |
| RBA: | 6,400 SF |
| Floors: | 1 |
| Typical Floor: | 6,400 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 6,400 SF |
| Max Contig: | 6,400 SF |
| Total Available: | 6,400 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|--------|--------|----------|------------|-------------|----------|-----------|-------|
| P 1st | Office | Direct | 6,400 | 6,400 | 6,400 | Withheld | Vacant | 5 Yrs |
| CG Emerson Real Estate Group - Evan Kass (248) 770-5533 Office/Retail/Commercial 13 private parking spaces | | | | | | | | |

LEASING COMPANY

| | |
|-----------|------------------------------|
| Company: | CG Emerson Real Estate Group |
| Contacts: | Evan Kass (248) 770-5533 |

TRANSPORTATION

| | |
|------------------|---|
| Airport: | 23 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (83) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

909 N Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class C Office |
| Tenancy: | Single |
| Year Built: | 1937 |
| RBA: | 1,094 SF |
| Floors: | 1 |
| Typical Floor: | 1,094 SF |

AVAILABILITY

| | |
|------------------|---------------|
| Min Divisible: | 1,094 SF |
| Max Contig: | 1,094 SF |
| Total Available: | 1,094 SF |
| Asking Rent: | \$35.65/+UTIL |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$4.98 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|---------------|-----------|------------|
| P 1st | Office | Direct | 1,094 | 1,094 | 1,094 | \$35.65/+UTIL | Vacant | Negotiable |

Van Esley Real Estate - Joseph Van Esley (734) 459-7570

\$3,250.00 per month plus utilities. Location! Location! Location! Completely remodeled, 1,094 sq ft free-standing building with an additional 850 sq ft finished basement, that is ready for immediate occupancy in the heart of Downtown Royal Oak. This is in the Neighborhood Business Zone. The main floor has on open concept with a gas fireplace, two large rooms, a private office and a bathroom with a shower. There is also a large covered front porch for you or your clients to relax on. The basement is completely finished with a kitchen/lunch area with a refrigerator and dishwasher. It also has a conference room, a private office and two bathrooms. There is also an open area for a bank of cubicles. Upstairs there is an area that can be used for additional storage. It has it's own parking lot as well that hold approximately 8 cars. This would be a great location for an attorney, a financial planner, a beautician, a real estate office. Call David Misko for further information at 248-207-7388. All information is estimated and should be verified.

LEASING COMPANY

| | |
|-----------|---------------------------------|
| Company: | Van Esley Real Estate |
| Contacts: | Joseph Van Esley (734) 459-7570 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Jun 23, 2009 for \$260,000 (\$237.66/SF) |
|------------|--|

AMENITIES

Bus Line, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 8 free Surface Spaces are available; Ratio of 7.31/1,000 SF |
| Airport: | 23 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (82) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

909 N Main St
Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

| | |
|---------------------|----------|
| Hoover & Associates | 2,188 SF |
|---------------------|----------|

BUILDING NOTES

Excellent Main Street exposure.

Lease Availability Report

112 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------------|
| Type: | Retail |
| Subtype: | Storefront Retail/O... |
| Tenancy: | Multiple |
| Year Built: | 2008 |
| GLA: | 7,700 SF |
| Floors: | 2 |
| Typical Floor: | 3,850 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 2,000 SF |
| Max Contig: | 3,662 SF |
| Total Available: | 3,662 SF |
| Asking Rent: | \$23.50/MG |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$7.64 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|---------|--------|---------------|------------|-------------|------------|-----------|------------|
| P 2nd | Off/Ret | Direct | 2,000 - 3,662 | 3,662 | 3,662 | \$23.50/MG | Vacant | Negotiable |

Signature Associates - Jason Stough (248) 948-9000 X180, Dan Morrow (248) 799-3144

Incredible downtown Royal Oak location. Office or retail use. Wide open floor plan with exposed ceilings and lots of natural light. 500 sq. ft. patio included in rear of suite. Two stairways to access the suite plus an elevator. Signage Available.

LEASING COMPANY

| | |
|-----------|---|
| Company: | Signature Associates |
| Contacts: | Jason Stough (248) 948-9000 X180, Dan Morrow (248) 799-3144 |

AMENITIES

Signage

KEY TENANTS

| | |
|-------------|----------|
| Blaze Pizza | 3,662 SF |
|-------------|----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 19,484 on S Main St & E 2nd St (2016) |
| | 21,036 on E 11 Mile Rd & Williams St (2018) |
| Frontage: | 40' on Main St |

Made with TrafficMetrix® Products

Lease Availability Report

112 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



TRANSPORTATION

| | |
|------------------|---|
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Walker's Paradise (90) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

123 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1925 |
| RBA: | 28,200 SF |
| Floors: | 3 |
| Typical Floor: | 9,400 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 800 SF |
| Max Contig: | 5,400 SF |
| Total Available: | 6,200 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$0.92 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|---------|--------|----------|------------|-------------|----------|-----------|-----------|
| P 1st | | Off/Ret | Direct | 5,400 | 5,400 | 5,400 | Withheld | Vacant | 1 - 5 Yrs |
| AQRE Advisors - Abby Finnerty (248) 465-0200 | | | | | | | | | |
| P 1st | 130 | Office | Direct | 800 | 800 | 800 | Withheld | Vacant | 2 Yrs |
| AQRE Advisors - Abby Finnerty (248) 465-0200 | | | | | | | | | |

LEASING COMPANY

| | |
|-----------|------------------------------|
| Company: | AQRE Advisors |
| Contacts: | Abby Finnerty (248) 465-0200 |

AMENITIES

Bus Line, Signage

TRANSPORTATION

| | |
|------------------|------------------------|
| Parking: | Ratio of 0.00/1,000 SF |
| Walk Score ®: | Walker's Paradise (90) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|---------------------------|----------|------------------------------|----------|
| Care Solutions Group | 2,172 SF | Mind Wellness Counseling | 1,833 SF |
| Dr. Lombardo and Dr. Pohl | 1,000 SF | Wavelock Advanced Technology | 980 SF |
| John Casablancas | 957 SF | IML Precision LLC | 932 SF |

Lease Availability Report

218 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | Proposed |
| RBA: | 32,670 SF |
| Floors: | 3 |
| Typical Floor: | 10,890 SF |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 1,200 SF |
| Max Contig: | 10,000 SF |
| Total Available: | 14,500 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$0.24 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| E 2nd | Office | Direct | 10,000 | 10,000 | 10,000 | Withheld | Vacant | Negotiable |

CRE Development - Cathy Wilson (248) 586-4130 X4159

*Available Spring 2017" New mixed-use development on Main Street in the heart of downtown Royal Oak with convenient access to parking. Approximately 10,900 sq. ft. per floor, totaling 32,670 sq. ft.

LEASING COMPANY

| | |
|-----------|-----------------------------------|
| Company: | CRE Development |
| Contacts: | Cathy Wilson (248) 586-4130 X4159 |

AMENITIES

Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | Ratio of 0.76/1,000 SF |
| Airport: | 21 minute drive to Detroit City Airport |
| Walk Score ®: | Walker's Paradise (90) |
| Transit Score ®: | Minimal Transit (0) |

BUILDING NOTES

New mixed-use development on Main Street in the heart of downtown Royal Oak with convenient access to parking. 2 floors of Office space available for lease. Approximately 10,900 sq.ft. per floor, totaling 32,670 sq. ft. Approximately 4,500 sq.ft. of retail space available on the first floor

Lease Availability Report

225 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1922 |
| RBA: | 8,502 SF |
| Floors: | 3 |
| Typical Floor: | 4,474 SF |

AVAILABILITY

| | |
|------------------|--------------|
| Min Divisible: | 2,000 SF |
| Max Contig: | 2,000 SF |
| Total Available: | 4,000 SF |
| Asking Rent: | \$335.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.12 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|--------|--------|----------|------------|-------------|-------------|-----------|------------|
| P LL | Office | Direct | 2,000 | 2,000 | 2,000 | Withheld | Vacant | Negotiable |
| Beanstalk Real Estate Solutions - Krystal Rappuhn (313) 319-0743 Rare opportunity - PNC Bank has occupied this space for decades. | | | | | | | | |
| P 1st | Office | Direct | 2,000 | 2,000 | 2,000 | \$35.00/NNN | Vacant | Negotiable |
| Beanstalk Real Estate Solutions - Krystal Rappuhn (313) 319-0743 Rare opportunity - PNC Bank has occupied this space for decades. | | | | | | | | |

LEASING COMPANY

| | |
|-----------|---------------------------------|
| Company: | Beanstalk Real Estate Solutions |
| Contacts: | Krystal Rappuhn (313) 319-0743 |

AMENITIES

Banking, Bus Line, Signage

TRANSPORTATION

| | |
|------------------|---|
| Airport: | 23 minute drive to Detroit City Airport |
| Walk Score ®: | Walker's Paradise (90) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|---------------------------------|----------|-------------------|----------|
| DDV, Inc. | 1,850 SF | Fakhoury Law Firm | 1,800 SF |
| Gordan M. Buitendorp Associates | 1,800 SF | UpChainXLM | 1,800 SF |

Lease Availability Report

300-304 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1927 |
| RBA: | 19,780 SF |
| Floors: | 2 |
| Typical Floor: | 9,890 SF |

AVAILABILITY

| | |
|------------------|----------------------|
| Min Divisible: | 2,302 SF |
| Max Contig: | 3,450 SF |
| Total Available: | 5,752 SF |
| Asking Rent: | \$16.50 - \$24.50/MG |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$0.49 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st | 100 | Office | Direct | 3,450 | 3,450 | 3,450 | \$16.50/MG | Vacant | Negotiable |
| Colliers - Steven Badgero (248) 226-1812, Peter J. Kepic, Jr. (248) 226-1842 Spaces are ideal for general office, medical office, etc. | | | | | | | | | |
| P 1st | 201 | Office | Direct | 2,302 | 2,302 | 2,302 | \$24.50/MG | Vacant | Negotiable |
| Colliers - Steven Badgero (248) 226-1812, Peter J. Kepic, Jr. (248) 226-1842 Spaces are ideal for general office, medical office, etc. | | | | | | | | | |

LEASING COMPANY

| | |
|-----------|---|
| Company: | Colliers |
| Contacts: | Peter J. Kepic, Jr. (248) 226-1842, Steven Badgero (248) 226-1812 |

AMENITIES

Bus Line, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | Surface Spaces @ \$0.00/mo |
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (81) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

300-304 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

| | | | |
|------------------------------------|----------|-----------|----------|
| TRU Design and Marketing | 4,565 SF | Starbucks | 3,866 SF |
| Ameristar Management | 2,778 SF | Freshii | 2,166 SF |
| Thriveworks Adminstrative Services | 1,025 SF | | |

BUILDING NOTES

Excellent Retail Exposure in Downtown Royal Oak S. Main Street / 3rd Street Location Adjacent to Starbucks

Lease Availability Report

400 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------------|
| Type: | Retail |
| Subtype: | Storefront Retail/O... |
| Tenancy: | Multiple |
| Year Built: | 1925; Renov 2007 |
| GLA: | 9,500 SF |
| Floors: | 3 |
| Typical Floor: | 3,166 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|---------------|
| Min Divisible: | 2,172 SF |
| Max Contig: | 2,601 SF |
| Total Available: | 7,101 SF |
| Asking Rent: | \$30.00/+ELEC |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$4.93 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|--------|--------|----------|------------|-------------|---------------|-----------|------------|
| P 1st | Office | Direct | 2,601 | 2,601 | 2,601 | \$30.00/+ELEC | 30 Days | Negotiable |
| Keystone Commercial Real Estate - Kathleen Garmo (248) 406-1761, Matthew Berke (248) 356-8000 X101 | | | | | | | | |
| P 2nd | Office | Direct | 2,172 | 2,172 | 2,172 | \$30.00/+ELEC | 30 Days | Negotiable |
| Keystone Commercial Real Estate - Kathleen Garmo (248) 406-1761, Matthew Berke (248) 356-8000 X101 | | | | | | | | |
| P 3rd | Office | Direct | 2,328 | 2,328 | 2,328 | \$30.00/+ELEC | 30 Days | Negotiable |
| Keystone Commercial Real Estate - Kathleen Garmo (248) 406-1761, Matthew Berke (248) 356-8000 X101 | | | | | | | | |

LEASING COMPANY

| | |
|-----------|--|
| Company: | Keystone Commercial Real Estate |
| Contacts: | Kathleen Garmo (248) 406-1761, Matthew Berke (248) 356-8000 X101 |

SALE

| | |
|------------|----------------------|
| Last Sale: | Sold on Dec 26, 2017 |
|------------|----------------------|

AMENITIES

Air Conditioning, Bus Line, Security System, Signage

KEY TENANTS

| | |
|----------------|----------|
| Medals In Time | 3,500 SF |
|----------------|----------|

Lease Availability Report

400 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 15,702 on South Main Street & E 4th St (2020) |
| | 7,195 on S Center St & W 4th St (2018) |
| Frontage: | 102' on 4th St |
| | 38' on Main St |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|---|
| Airport: | 19 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (81) |
| Transit Score ®: | Minimal Transit (0) |

BUILDING NOTES

- 2,500 to 9,500 Square Feet Available - Originally Built in 1925 With Extensive Renovations and Modernization Using High End Finishes - Private Entrance Off 4th Street for 3rd Floor Space - Excellent Access to Area Amenities, Shopping and Restaurants - Close Proximity to Municipal Parking

Lease Availability Report

401-405 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------------|
| Type: | Retail |
| Subtype: | Storefront Retail/O... |
| Tenancy: | Multiple |
| Year Built: | 1917; Renov 1994 |
| GLA: | 9,472 SF |
| Floors: | 2 |
| Typical Floor: | 4,736 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 1,436 SF |
| Max Contig: | 3,436 SF |
| Total Available: | 3,436 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.69 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|---------|--------|--------|---------------|------------|-------------|----------|-----------|------------|
| P 2nd | 403 1/2 | Office | Direct | 1,436 - 3,436 | 3,436 | 3,436 | Withheld | Vacant | Negotiable |

NAI Farberman - Rick Ax (248) 353-0500

LEASING COMPANY

| | |
|-----------|----------------------------|
| Company: | Berridge & Morrison |
| Contacts: | Bob Sheldon (248) 543-7960 |

AMENITIES

Bus Line, Signage

KEY TENANTS

| | |
|---------------|----------|
| Atomic Coffee | 6,900 SF |
|---------------|----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 15,702 on South Main Street & E 4th St (2020) |
| | 7,195 on S Center St & W 4th St (2018) |
| Frontage: | 58' on Main St |
| | 40' on 4th St |

Made with TrafficMetrix® Products

Lease Availability Report

401-405 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



TRANSPORTATION

| | |
|------------------|---|
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (89) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

812 S Main St - Executive Office Building

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 2000 |
| RBA: | 9,000 SF |
| Floors: | 2 |
| Typical Floor: | 4,500 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 3,000 SF |
| Max Contig: | 3,000 SF |
| Total Available: | 3,000 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$3.07 (2021) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|----------|-----------|-----------|
| P 1st | 100 | Office | Direct | 3,000 | 3,000 | 3,000 | Withheld | Vacant | 3 - 5 Yrs |

AQRE Advisors - Frank Jarbou (248) 465-0200

3,000 square feet of contiguous space available on the first floor. Spacious street level office space with lots of natural light. Call today.

LEASING COMPANY

| | |
|-----------|-----------------------------|
| Company: | AQRE Advisors |
| Contacts: | Frank Jarbou (248) 465-0200 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Oct 15, 2013 for \$920,000 (\$102.22/SF) |
|------------|--|

AMENITIES

Air Conditioning, Bus Line, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 22 Surface Spaces are available; 6 Covered Spaces are available; Ratio of 3.11/1,000 SF |
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Walker's Paradise (91) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | |
|---------------|--------|
| AQRE Advisors | 500 SF |
|---------------|--------|

Lease Availability Report

812 S Main St - Executive Office Building

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

Suites built to tenant specifications. Individually controlled utilities. Great access to I-696 and I-75. Newer 2-story building in the heart of downtown Royal Oak. Walking distance to area amenities cornered parking.

Lease Availability Report

1037-1041 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1914 |
| RBA: | 25,995 SF |
| Floors: | 3 |
| Typical Floor: | 8,665 SF |
| Core Factor: | 10% |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,500 SF |
| Max Contig: | 9,100 SF |
| Total Available: | 19,700 SF |
| Asking Rent: | \$28.00 - \$29.00 |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.50 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|---------------|------------|-------------|---------------|-----------|------------|
| P 1st | 1037 | Office | Direct | 1,500 | 1,500 | 1,500 | \$29.00/MG | Vacant | Negotiable |
| Landmark Commercial RE Services - Anthony Vitale (248) 488-2620, John Kello (248) 488-2620 X109 | | | | | | | | | |
| P 2nd | | Office | Direct | 4,165 - 9,100 | 9,100 | 9,100 | \$28.00/+ELEC | Vacant | Negotiable |
| CBRE, Inc. - Brendan P. George (248) 351-2039, Jasper Hanifi (248) 351-2020 | | | | | | | | | |
| P 3rd | 300 | Office | Direct | 9,100 | 9,100 | 9,100 | \$28.00/+ELEC | 30 Days | Negotiable |
| CBRE, Inc. - Brendan P. George (248) 351-2039, Jasper Hanifi (248) 351-2020 | | | | | | | | | |

LEASING COMPANY

| | |
|-----------|--|
| Company: | CBRE, Inc. |
| Contacts: | Brendan P. George (248) 351-2039, Jasper Hanifi (248) 351-2020 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Oct 20, 2005 for \$2,700,000 (\$103.87/SF) |
|------------|--|

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 42 Surface Spaces are available; Ratio of 1.61/1,000 SF |
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (85) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

1037-1041 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

| | | | |
|--------------------|----------|--------------|----------|
| ZMC Medical Center | 7,155 SF | Hearst Autos | 4,000 SF |
| ZMC Pharmacy | 3,000 SF | Milagro Post | 500 SF |
| P La Salon | 500 SF | | |

BUILDING NOTES

Completely renovated loft building originally built in 1917. A lot of character with modern day amenities. Main Street address. Conveniently located just off I-696, Medical space available on 2nd floor.

Lease Availability Report

520 N Main St

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1920 |
| RBA: | 4,250 SF |
| Floors: | 1 |
| Typical Floor: | 4,250 SF |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 4,250 SF |
| Max Contig: | 4,250 SF |
| Total Available: | 4,250 SF |
| Asking Rent: | \$19.75/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.14 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|---------|--------|----------|------------|-------------|-------------|-----------|---------------|
| P 1st | Off/Ret | Sublet | 4,250 | 4,250 | 4,250 | \$19.75/NNN | Vacant | Thru Oct 2025 |
| Hayman Company - Lawrence Randazzo (248) 879-7777 | | | | | | | | |

LEASING COMPANY

| | |
|-----------|------------------------------|
| Company: | CG Emerson Real Estate Group |
| Contacts: | Evan Kass (248) 770-5533 |

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 17 free Surface Spaces are available; Ratio of 2.13/1,000 SF |
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (88) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|------------------------------|----------|---------------------------------|----------|
| CG Emerson Real Estate Group | 4,100 SF | C.E. Gleeson Constructors, Inc. | 1,574 SF |
|------------------------------|----------|---------------------------------|----------|

BUILDING NOTES

Outstanding neighborhood redevelopment opportunity located at the signalized intersection of Main Street and Farnum Roads in Royal Oak. The lot dimensions are 163' X 172'. This site is zoned Light Commercial and is located north of the new loft projects.

Lease Availability Report

3121 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------|
| Type: | Retail |
| Subtype: | Storefront |
| Tenancy: | Single |
| Year Built: | 1960 |
| GLA: | 1,800 SF |
| Floors: | 1 |
| Typical Floor: | 1,800 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 1,800 SF |
| Max Contig: | 1,800 SF |
| Total Available: | 1,800 SF |
| Asking Rent: | \$14.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.30 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|-------------|-----------|-----------|
| P 1st | 3121 | Office | Direct | 1,800 | 1,800 | 1,800 | \$14.00/NNN | Vacant | 2 - 5 Yrs |

Atesian Properties - Ara Atesian (248) 362-2870

Office space with retail frontage exposure and onsite parking.

LEASING COMPANY

| | |
|-----------|----------------------------|
| Company: | Fallone Property I Llc |
| Contacts: | Jo Erickson (248) 931-7090 |

SALE

| | |
|------------|--|
| Last Sale: | Portfolio of 2 Retail Properties in Royal Oak, MI Sold on May 4, 2021 for \$280,000 (\$46.37/SF) |
|------------|--|

AMENITIES

Signage

KEY TENANTS

| | |
|----------------|----------|
| Kyera T. Kacey | 1,518 SF |
|----------------|----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 11,874 on N Main St & E Bloomfield Ave (2020) |
| | 38,791 on Rochester Rd & Edmund Ave (2018) |
| Frontage: | 46' on Rochester Rd |

Made with TrafficMetrix® Products

Lease Availability Report

3121 Rochester Rd
Royal Oak, MI 48073 - Royal Oak Submarket



TRANSPORTATION

| | |
|------------------|---|
| Airport: | 24 minute drive to Detroit City Airport |
| Walk Score ®: | Somewhat Walkable (50) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

3400 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class C Office |
| Tenancy: | Single |
| Year Built: | 1932; Renov 2003 |
| RBA: | 2,417 SF |
| Floors: | 1 |
| Typical Floor: | 2,417 SF |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 2,417 SF |
| Max Contig: | 2,417 SF |
| Total Available: | 2,417 SF |
| Asking Rent: | \$18.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.23 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|--------|--------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | Office | Direct | 2,417 | 2,417 | 2,417 | \$18.00/NNN | 30 Days | Negotiable |
| Signature Associates - Angela A. Thomas (248) 799-3159, Erica Dunlap (248) 359-3808, Nicole Voisard (248) 799-3159 Unique freestanding building with on-site parking lot. | | | | | | | | |

LEASING COMPANY

| | |
|-----------|---|
| Company: | Signature Associates |
| Contacts: | Angela A. Thomas (248) 799-3159, Erica Dunlap (248) 359-3808, Nicole Voisard (248) 799-3159 |

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 7 free Surface Spaces are available; Ratio of 2.90/1,000 SF |
| Airport: | 24 minute drive to Detroit City Airport |
| Walk Score ®: | Somewhat Walkable (52) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

4710 S Rochester Rd

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

| | |
|----------------|--------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Tenancy: | Single |
| Year Built: | 1978 |
| GLA: | 2,628 SF |
| Floors: | 1 |
| Typical Floor: | 2,628 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 2,628 SF |
| Max Contig: | 2,628 SF |
| Total Available: | 2,628 SF |
| Asking Rent: | \$16.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$4.61 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|---------|--------|----------|------------|-------------|-------------|-----------|-----------|
| P 1st | Off/Med | Direct | 2,628 | 2,628 | 2,628 | \$16.00/NNN | TBD | 3 - 5 Yrs |

Prime Management Company - Dan Winter (248) 540-8017

Ready to be converted to a physical therapy or medical office...

SALE

Last Sale: Sold on May 2, 2019

AMENITIES

Drive Thru, Pylon Sign, Signage

KEY TENANTS

| | | | |
|---------------|----------|--------------------------|----------|
| Citizens Bank | 2,629 SF | Huntington National Bank | 1,000 SF |
|---------------|----------|--------------------------|----------|

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 14,011 on Rochester Rd & Gardner Ave (2020) |
| | 27,222 on E 14 Mile Rd & N Vermont Ave (2020) |
| Frontage: | 228' on Genesee Ave |
| | 233' on Rochester Rd |

Made with TrafficMetrix® Products

Lease Availability Report

4710 S Rochester Rd

Royal Oak, MI 48073 - Royal Oak Submarket



TRANSPORTATION

| | |
|------------------|---|
| Parking: | 23 Surface Spaces are available; Ratio of 9.94/1,000 SF |
| Airport: | 23 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (75) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

3425 Starr Rd

Royal Oak, MI 48073 - Troy Area West Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Class C Industrial |
| Subtype: | Manufacturing |
| Tenancy: | Multiple |
| Year Built: | 1927; Renov 2016 |
| RBA: | 25,317 SF |
| Floors: | 1 |
| Typical Floor: | 25,317 SF |
| Ceiling Ht: | 22' |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 8,000 SF |
| Max Contig: | 8,000 SF |
| Total Available: | 8,000 SF |
| Asking Rent: | \$18.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$1.85 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|---------|--------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | Off/Med | Direct | 8,000 | 8,000 | 8,000 | \$18.00/NNN | Vacant | Negotiable |

Friedman Real Estate - Joel Kestenberg (248) 324-2000, Steven Silverman (248) 324-2000

For lease: up to 8,000 SF of medical or industrial/flex space Join DaVita Dialysis and Michigan Kidney Center Multiple uses considered, ranging from light industrial to medical Situated just north of 13 Mile Rd on the eastside of Woodward Located less than a mile from Royal Oak Beaumont Hospital Warehouse is both heated and air conditioned 4 overhead garage doors with ample ceiling height throughout Asking lease rate: \$18/ SF NNN

LEASING COMPANY

| | |
|-----------|-------------------------------|
| Company: | Basha Diagnostics, P.C. |
| Contacts: | Yahya M. Basha (248) 613-5963 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Jan 16, 2013 for \$800,000 (\$31.60/SF) |
|------------|---|

LOADING

| | | | |
|--------------|------|------------|--------------------|
| Docks: | None | Drive Ins: | 6 tot./10'w x 12'h |
| Cross Docks: | None | Cranes: | None |

POWER & UTILITIES

| | |
|--------|----------------------|
| Power: | 1,000a/480v 3p Heavy |
|--------|----------------------|

LAND

| | |
|------------|---------|
| Land Area: | 1.95 AC |
|------------|---------|

Lease Availability Report

3425 Starr Rd
Royal Oak, MI 48073 - Troy Area West Submarket



| | |
|---------|---------------|
| Zoning: | BI |
| Parcel | 25-06-476-002 |

TRANSPORTATION

| | |
|----------|--|
| Parking: | 29 free Surface Spaces are available; Ratio of 1.15/1,000 SF |
| Airport: | 28 minute drive to Detroit City Airport |

KEY TENANTS

| | | | |
|--------------------|----------|--------------------|----------|
| DaVita Kidney Care | 8,112 SF | DaVita Kidney Care | 7,000 SF |
|--------------------|----------|--------------------|----------|

Lease Availability Report

306 S Washington Ave - Washington Square Plaza

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1927; Renov 1987 |
| RBA: | 104,000 SF |
| Floors: | 6 |
| Typical Floor: | 5,687 SF |

AVAILABILITY

| | |
|------------------|--------------------------|
| Min Divisible: | 447 SF |
| Max Contig: | 5,692 SF |
| Total Available: | 16,278 SF |
| Asking Rent: | \$22.75 - \$27.50 |

EXPENSES PER SF

| | |
|--------|----------------------|
| Taxes: | \$2.91 (2020) |
|--------|----------------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|---------|---------|--------|----------|------------|-------------|------------|-----------|------------|
| P GRND | 310/312 | Off/Ret | Direct | 2,682 | 2,682 | 2,682 | \$23.00/NN | Vacant | Negotiable |
| <i>Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900</i> | | | | | | | | | |
| Prime office/retail space available on Fourth Street in downtown Royal Oak in the historic Washington Square Building. Located between Washington Ave. and Lafayette, the floor-to-ceiling glass entrance offers high visibility in this walkable downtown, and a second entry via the building's atrium is an added bonus. The space features two private offices/work rooms, kitchenette, vaulted ceiling, and a prominent display case at the atrium entrance. Enjoy the building's added amenities, including 2nd Fl. deck and meeting room. | | | | | | | | | |
| P 2nd | 219 | Office | Direct | 940 | 940 | 940 | \$22.75/MG | 30 Days | Negotiable |
| <i>Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900</i> | | | | | | | | | |
| Tall ceilings, maple flooring and lots of natural light make this a great workspace. The layout features a generous open area with built-in shelves and a private, carpeted office or meeting room. The suite is located near the building's outdoor deck - the perfect place to take in a bit of the outdoors. Availability in 7-10 days. | | | | | | | | | |
| P 2nd | 220 | Office | Direct | 447 | 447 | 447 | \$23.50/MG | Vacant | Negotiable |
| <i>Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900</i> | | | | | | | | | |
| Wide open office, yet flexible to suit a single-user or team. Tall ceilings and windows along Fourth Street (they open!) offer natural light and views of Downtown Royal Oak. Small offices don't feel so small in the Washington Square Building! This suite is down the hall from the building's outdoor deck and just upstairs from restaurants, Iron Horse and D'Amato's/Goodnite Gracie. | | | | | | | | | |
| P 2nd | 226 | Office | Direct | 1,064 | 1,064 | 1,064 | \$24.50/MG | Vacant | Negotiable |
| <i>Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900</i> | | | | | | | | | |
| This 2nd Floor corner office overlooks W. Fourth St. and S. Lafayette Ave. in downtown Royal Oak - enjoy the views from the tall, operable windows. The suite stands out with it's unique double-door entry which also features keypad access. Flooring is a mix of wood, vinyl and carpet and the kitchen is nicely done with granite countertop. Three private offices with a break room (or 4th office) off of the kitchen. Move-in ready! | | | | | | | | | |
| P 2nd | 207 | Office | Direct | 1,362 | 1,362 | 1,362 | \$23.00/MG | Vacant | Negotiable |
| <i>Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900</i> | | | | | | | | | |
| Mostly open floor plan with high ceilings to maximize the natural light from the tall, operable windows. Landlord will provide selections for new carpet and paint. Need a floor plan with private offices? Let's talk. | | | | | | | | | |

Lease Availability Report

306 S Washington Ave - Washington Square Plaza

Royal Oak, MI 48067 - Royal Oak Submarket



SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|------------|-----------|------------|
| P 4th | 400 | Office | Direct | 4,091 | 4,091 | 4,091 | \$27.50/MG | Vacant | Negotiable |

Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900

Impressive 4th Floor Office in Downtown Royal Oak's historic Washington Square Building. Enjoy the fresh air with 32 tall windows (they open!) offering views of the downtown spanning the south, west & east. The space features several private offices/conference space + TWO corner offices (SE and SW), open workspace and a gorgeous kitchen with gathering area. Stop down to the 2nd Floor and relax at the building's outdoor deck and grab dinner downstairs at D'Amato's/Goodnite Gracie, Iron Horse or Ronin Sushi. On-site property management.

| | | | | | | | | | |
|-------|-----|--------|--------|-------|-------|-------|------------|--------|------------|
| P 6th | 600 | Office | Direct | 5,692 | 5,692 | 5,692 | \$26.00/MG | Vacant | Negotiable |
|-------|-----|--------|--------|-------|-------|-------|------------|--------|------------|

Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900

Work HIGH above it all - the penthouse floor of the historic Washington Square Building in Downtown Royal Oak. This opportunity to take in the views of the entire city (and then some!) from your private, full-floor suite on the 6th Floor doesn't come around often! The current floor plan features office/meeting space along the perimeter with central open workspace; want to create and customize your own fantastic workplace? Let's talk! Staff can take a break on the 2nd floor deck and enjoy a meal at Iron Horse, D'Amato's/Goodnite Gracie, or Ronin Sushi - all located in the building. On-site building management.

LEASING COMPANY

Company: Hanna Development & Management Co.

Contacts: Yvonne Peltier (248) 548-9900

AMENITIES

Conferencing Facility, Property Manager on Site

TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

Airport: 22 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (86)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

| | | | |
|---------------------|-----------|----------------------------------|----------|
| AEG Presents | 26,457 SF | Iwerk | 8,500 SF |
| Legghio & Israel PC | 5,692 SF | D Amatos Neighborhood Restaurant | 4,200 SF |
| Goodnite Gracie | 2,000 SF | Ronin Sushi | 2,000 SF |

BUILDING NOTES

Historic Washington Square Plaza building in the heart of Downtown Royal Oak - Oakland County's most vibrant retail, restaurant and business destination! Architectural excellence compliments the many building amenities including conference center, outdoor deck, atrium, high-visibility retail, and on-site owner management. Six floors of office with ground-floor office/retail/restaurant. Also home to the Royal Oak Music Theatre. Northwest corner of Washington Avenue and Fourth Street in downtown Royal Oak.

Lease Availability Report

515-525 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1926 |
| RBA: | 13,500 SF |
| Floors: | 2 |
| Typical Floor: | 6,750 SF |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 7,000 SF |
| Max Contig: | 7,000 SF |
| Total Available: | 7,000 SF |
| Asking Rent: | \$24.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.08 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|-------------|-----------|-----------|
| P 2nd | Office | Direct | 7,000 | 7,000 | 7,000 | \$24.00/NNN | Vacant | 3 - 5 Yrs |

Atesian Properties - Ara Atesian (248) 362-2870

Newly constructed high end office space. Entire second floor with lots of windows. Very unique space. Dedicated elevator, lobby and street entrance for exclusive use to the second floor.

LEASING COMPANY

| | |
|-----------|----------------------------|
| Company: | Atesian Properties |
| Contacts: | Ara Atesian (248) 362-2870 |

SALE

| | |
|------------|---------------------|
| Last Sale: | Sold on Jan 9, 2018 |
|------------|---------------------|

TRANSPORTATION

| | |
|------------------|---|
| Parking: | Ratio of 0.00/1,000 SF |
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (88) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|----------------|----------|---------------------------|----------|
| Kelly Services | 4,500 SF | Five 15 Media Mojo & More | 1,915 SF |
| Mathnasium | 1,500 SF | Skyward Real Estate | 1,200 SF |

Lease Availability Report

910 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class C Office |
| Year Built: | 1912; Renov 2000 |
| RBA: | 6,991 SF |
| Floors: | 2 |
| Typical Floor: | 3,496 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 6,991 SF |
| Max Contig: | 6,991 SF |
| Total Available: | 6,991 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.13 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | Office | Direct | 6,991 | 6,991 | 6,991 | Withheld | Vacant | Negotiable |
| Team CORE, LLC - Sam McLean (248) 710-8000, Kevin Tamer (248) 710-8000 | | | | | | | | |

LEASING COMPANY

| | |
|-----------|---|
| Company: | Team CORE, LLC |
| Contacts: | Sam McLean (248) 710-8000, Kevin Tamer (248) 710-8000 |

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 13 Surface Spaces are available; Ratio of 1.86/1,000 SF |
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (86) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

415 S West St - The Findling Law Firm

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1998 |
| RBA: | 11,000 SF |
| Floors: | 3 |
| Typical Floor: | 3,667 SF |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 2,400 SF |
| Max Contig: | 11,000 SF |
| Total Available: | 13,400 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$3.32 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | Office | Direct | 5,500 | 5,500 | 11,000 | Withheld | Vacant | Negotiable |
| NAI Farberman - Brad Margolis (248) 351-4367 | | | | | | | | |
| P 1st | Office | Direct | 2,400 | 2,400 | 2,400 | Withheld | 30 Days | Negotiable |
| THE FINDLING LAW FIRM PLC - Kristina Sawyers (248) 399-9700 | | | | | | | | |
| P 2nd | Office | Direct | 5,500 | 5,500 | 11,000 | Withheld | Vacant | Negotiable |
| NAI Farberman - Brad Margolis (248) 351-4367 | | | | | | | | |

LEASING COMPANY

| | |
|-----------|------------------------------|
| Company: | NAI Farberman |
| Contacts: | Brad Margolis (248) 351-4367 |

AMENITIES

Property Manager on Site, Signage

TRANSPORTATION

| | |
|------------------|---|
| Airport: | 23 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (86) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

415 S West St - The Findling Law Firm
Royal Oak, MI 48067 - Royal Oak Submarket



KEY TENANTS

| | | | |
|-------------------------|----------|-----------------------|----------|
| William J Liedel | 2,400 SF | Datong Designs Inc | 1,800 SF |
| Liedel Law Group | 600 SF | Maiorana Partners Ltd | 450 SF |
| Anything But Cigarettes | 300 SF | Findling Law Firm | 300 SF |

Lease Availability Report

26622 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1987 |
| RBA: | 26,072 SF |
| Floors: | 2 |
| Typical Floor: | 12,517 SF |

AVAILABILITY

| | |
|------------------|---------------|
| Min Divisible: | 2,077 SF |
| Max Contig: | 2,077 SF |
| Total Available: | 2,077 SF |
| Asking Rent: | \$22.00/+ELEC |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$2.49 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|--------|----------|------------|-------------|---------------|-----------|------------|
| P 2nd | 200-A | Office | Direct | 2,077 | 2,077 | 2,077 | \$22.00/+ELEC | Vacant | 3 - 10 Yrs |
| Team CORE, LLC - Kevin Tamer (248) 710-8000, Sam McLean (248) 710-8000 | | | | | | | | | |

LEASING COMPANY

| | |
|-----------|---|
| Company: | Team CORE, LLC |
| Contacts: | Kevin Tamer (248) 710-8000, Sam McLean (248) 710-8000 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Mar 23, 2006 for \$2,800,000 (\$107.39/SF) |
|------------|--|

AMENITIES

| |
|--------------------------|
| Property Manager on Site |
|--------------------------|

TRANSPORTATION

| | |
|------------------|--|
| Parking: | 85 free Surface Spaces are available; 15 free Covered Spaces are available; Ratio of 3.99/1,000 SF |
| Airport: | 22 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (75) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|---------------------------|-----------|-----------------------|----------|
| McNish Group Inc. | 11,000 SF | Fildew Hinks, PLLC | 4,662 SF |
| Alta Vista Technology LLC | 2,229 SF | David Duffy & Co | 1,390 SF |
| Grifo and Company, PLLC | 794 SF | Pure Business Process | 450 SF |

Lease Availability Report

26622 Woodward Ave
Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

Highly visible Easy access to I-696 covered parking

Lease Availability Report

27844-27880 Woodward Ave - South Building - Woodward Commercial Center



Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 1956 |
| GLA: | 28,941 SF |
| Floors: | 1 |
| Typical Floor: | 28,941 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 8,377 SF |
| Max Contig: | 8,377 SF |
| Total Available: | 16,754 SF |
| Asking Rent: | \$22.50/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$6.43 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | Office | Direct | 8,377 | 8,377 | 8,377 | \$22.50/NNN | 30 Days | Negotiable |

Colliers - John T. Fricke (248) 226-1887

- Modern Office Space Opportunity in Royal Oak - Terrific Woodward Signage - Modern, Open, Collaborative, High Ceiling Space - Combination of Offices and Workstations - Woodward Avenue Traffic Counts - 59,000 VPD

LEASING COMPANY

| | |
|-----------|---|
| Company: | Lee & Associates Commercial Real Estate Service |
| Contacts: | Scott Lyons (248) 567-8002 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on May 19, 2000 for \$2,250,000 (\$77.74/SF) |
|------------|---|

AMENITIES

Air Conditioning, Pylon Sign, Signage

KEY TENANTS

| | | | |
|---------------------------|-----------|-------------|-----------|
| • Trader Joe's | 11,300 SF | ULTA Beauty | 11,161 SF |
| Ross Mortgage Corporation | 8,377 SF | | |

• Anchor

Lease Availability Report

27844-27880 Woodward Ave - South Building - Woodward Commercial Center
Royal Oak, MI 48067 - Royal Oak Submarket



TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 9,285 on Catalpa Dr & Woodward Ave (2018) |
| | 96,071 on Woodward Ave & Sunset Blvd (2018) |
| Frontage: | 327' on Woodward Ave (with 3 curb cuts) |

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TRANSPORTATION

| | |
|------------------|--|
| Parking: | 255 Surface Spaces are available; Ratio of 3.57/1,000 SF |
| Airport: | 25 minute drive to Detroit City Airport |
| Walk Score ®: | Somewhat Walkable (67) |
| Transit Score ®: | Minimal Transit (0) |

BUILDING NOTES

City of Royal Oak.

Lease Availability Report

28454-28478 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1954 |
| RBA: | 6,594 SF |
| Floors: | 1 |
| Typical Floor: | 6,594 SF |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 6,594 SF |
| Max Contig: | 6,594 SF |
| Total Available: | 6,594 SF |
| Asking Rent: | \$30.00/N |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$4.27 (2020) |
|--------|---------------|

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|--------|--------|----------|------------|-------------|-----------|-----------|------------|
| P 1st | Office | Direct | 6,594 | 6,594 | 6,594 | \$30.00/N | Vacant | Negotiable |
| Gershenson Group - Dennis E. Gershenson (248) 505-1802 | | | | | | | | |

LEASING COMPANY

| | |
|-----------|-------------------------------------|
| Company: | Gershenson Group |
| Contacts: | Dennis E. Gershenson (248) 505-1802 |

SALE

| | |
|------------|---|
| Last Sale: | Sold on Jan 23, 2015 for \$617,500 (\$93.65/SF) |
|------------|---|

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 25 Surface Spaces are available; Ratio of 3.60/1,000 SF |
| Airport: | 24 minute drive to Detroit City Airport |
| Walk Score ®: | Very Walkable (72) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|------------|----------|------------|--------|
| M.C.H. LLC | 2,000 SF | Stonefield | 600 SF |
|------------|----------|------------|--------|

Lease Availability Report

30122-30148 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------------|
| Type: | Retail |
| Subtype: | Storefront Retail/O... |
| Tenancy: | Multiple |
| Year Built: | 1952 |
| GLA: | 9,900 SF |
| Floors: | 2 |
| Typical Floor: | 4,850 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 1,000 SF |
| Max Contig: | 2,200 SF |
| Total Available: | 6,000 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$1.26 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | | Office | Direct | 2,200 | 2,200 | 2,200 | Withheld | 30 Days | Negotiable |
| Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133 Second story office with steps. No elevator. (Non-ADA compliance). | | | | | | | | | |
| P 1st | | Office | Direct | 1,800 | 1,800 | 1,800 | Withheld | 30 Days | Negotiable |
| Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133 Retail currently occupied by Synergies. | | | | | | | | | |
| P 2nd | A | Office | Direct | 1,000 | 2,000 | 2,000 | Withheld | Vacant | Negotiable |
| Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133 Second story office with steps. No elevator. (Non-ADA compliance). | | | | | | | | | |
| P 2nd | B | Office | Direct | 1,000 | 2,000 | 2,000 | Withheld | Vacant | Negotiable |
| Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133 Second story office with steps. No elevator. (Non-ADA compliance). | | | | | | | | | |

SALE

Last Sale: Sold on Oct 28, 1999 for \$425,000 (\$42.93/SF)

KEY TENANTS

| | |
|-----------|----------|
| Synergies | 1,800 SF |
|-----------|----------|

TRAFFIC & FRONTAGE

Traffic Volume: 71,363 on Woodward Ave & Bembridge Rd (2014)

Made with TrafficMetrix® Products

Lease Availability Report

30122-30148 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



TRAFFIC & FRONTAGE

| | |
|-----------|---|
| | 113,593 on Woodward Ave & Coolidge Hwy (2018) |
| Frontage: | 55' on Woodward Ave (with 1 curb cut) |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|------------------|---|
| Airport: | 26 minute drive to Detroit City Airport |
| Walk Score ®: | Somewhat Walkable (66) |
| Transit Score ®: | Minimal Transit (0) |

Lease Availability Report

30701 Woodward Ave - Basha Building North

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1954; Renov 2012 |
| RBA: | 31,004 SF |
| Floors: | 4 |
| Typical Floor: | 7,751 SF |

AVAILABILITY

| | |
|------------------|-----------------------|
| Min Divisible: | 4,000 SF |
| Max Contig: | 12,000 SF |
| Total Available: | 16,812 SF |
| Asking Rent: | \$15.00 - \$18.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$3.68 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|---------|--------|---------------|------------|-------------|-------------|-----------|------------|
| P 1st | 100 | Off/Ret | Sublet | 4,812 | 4,812 | 4,812 | Withheld | Vacant | Negotiable |
| <i>Friedman Real Estate - Steve C. Eisenshtadt, CCIM (248) 848-3535, Robert A. Hibbert (248) 848-4133</i> 4,812 SF former bank branch location on Woodward Avenue at 13 Mile Road Four drive-thru lanes High traffic location and adjacent to Beaumont Hospital General Business Zoning allows for office and retail Ideal for many uses | | | | | | | | | |
| P 3rd | | Off/Med | Direct | 4,000 - 7,000 | 7,000 | 12,000 | \$18.00/NNN | Vacant | Negotiable |
| <i>Basha Diagnostics, P.C. - Yahya M. Basha (248) 613-5963</i> Join a premier medical area next to Beaumont Hospital, Royal Oak Campus. Located directly on the heavily trafficked Woodward Avenue. Opportunity to outfit a premium medical and office suite. Quick access to major highways including 696 & 75. Amazing visibility. \$16.00 psf for office \$18.00 psf for medical Services negotiable Highly strategic medical office. In medical area and major hospital. Woodward major street and major medical area. Southfield Hwy, 75 & 696. One of the finest areas in Oakland County Professional or medical office space. Can divide as small as 2,000 SF. \$16.00 psf for office \$18.00 psf for medical Services negotiable Beautiful Marble Lobby- Looking for Major Medical tenant or Hospital to occupy space. Very Close to the Beaumont Hospital Medical Campus one of the largest in the state. Very Close proximity to all major freeways and Highways, Southfield HWY, I75 and 696 | | | | | | | | | |
| P 4th | | Off/Med | Direct | 5,000 | 5,000 | 12,000 | \$15.00/NNN | Vacant | 5 - 10 Yrs |
| <i>Basha Diagnostics, P.C. - Yahya M. Basha (248) 613-5963</i> Join a premier medical area next to Beaumont Hospital, Royal Oak Campus. Located directly on the heavily trafficked Woodward Avenue. Opportunity to outfit a premium medical and office suite. Quick access to major highways including 696 & 75. Amazing visibility. Build to finish, will finish the space out based on new tenants needs | | | | | | | | | |

LEASING COMPANY

| | |
|-----------|-------------------------------|
| Company: | Basha Diagnostics, P.C. |
| Contacts: | Yahya M. Basha (248) 613-5963 |

AMENITIES

Banking, Bus Line, Signage

Lease Availability Report

30701 Woodward Ave - Basha Building North
Royal Oak, MI 48073 - Royal Oak Submarket



TRANSPORTATION

| | |
|------------------|---|
| Parking: | 144 free Surface Spaces are available; Ratio of 0.55/1,000 SF |
| Airport: | 26 minute drive to Detroit City Airport |
| Walk Score ®: | Somewhat Walkable (66) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|-----------------------------------|-----------|---------------------------|----------|
| Basha Diagnostics PC | 32,500 SF | The Rontal Clinic | 9,000 SF |
| Eastwood Clinic | 3,757 SF | AT&T Cell Site MI3087 | 1,000 SF |
| Michigan Muslim Community Council | 1,000 SF | Project Healthy Community | 1,000 SF |

BUILDING NOTES

High visibility building close to Beaumont Hospital Fantastic Woodward Location! New Buiding added to thislocation has available space for Lease! See Building II

Lease Availability Report

32121 Woodward Ave - Balmoral Centre

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 2006; Renov 2011 |
| RBA: | 52,000 SF |
| Floors: | 4 |
| Typical Floor: | 13,000 SF |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 2,437 SF |
| Max Contig: | 2,437 SF |
| Total Available: | 2,437 SF |
| Asking Rent: | \$21.50/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$3.28 (2020) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|--------|----------|------------|-------------|-------------|-----------|-------|
| P 3rd | 325 | Office | Direct | 2,437 | 2,437 | 2,437 | \$21.50/NNN | Vacant | 5 Yrs |
| Colliers - Gary Grochowski (248) 540-1000, Bryan Barnas (248) 226-1638 | | | | | | | | | |

LEASING COMPANY

| | |
|-----------|---|
| Company: | Colliers |
| Contacts: | Gary Grochowski (248) 540-1000, Bryan Barnas (248) 226-1638 |

AMENITIES

Bus Line, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 156 free Surface Spaces are available; 57 free Covered Spaces are available; Ratio of 4.10/1,000 SF |
| Airport: | 27 minute drive to Detroit City Airport |
| Walk Score ®: | Somewhat Walkable (67) |
| Transit Score ®: | Minimal Transit (0) |

KEY TENANTS

| | | | |
|----------------------------------|----------|------------------------------|----------|
| Kickham Hanley P.C. | 5,500 SF | Gupta Enterprise Center | 2,950 SF |
| Kuderik & Associates PLLC | 2,900 SF | Renal Redux | 2,900 SF |
| Nationwide Foot & Ankle Care, PC | 2,500 SF | International Cryogenics Inc | 1,350 SF |

Lease Availability Report

32121 Woodward Ave - Balmoral Centre

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING NOTES

An architectural trophy that invites business with attention to detail in the common area to dazzle passersby. Intricate molding, pristine marble floors, and unique interior artwork lining the entry way make for top-of-the-line professional ambiance. Located near the heart of downtown off Woodward and Normandy, just west of the Coolidge Highway.